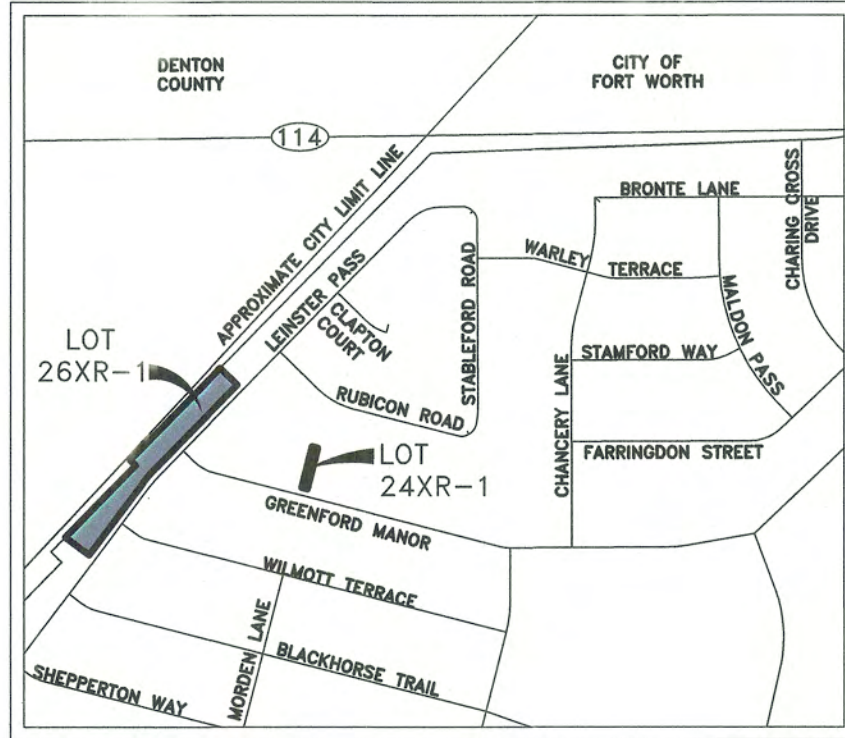
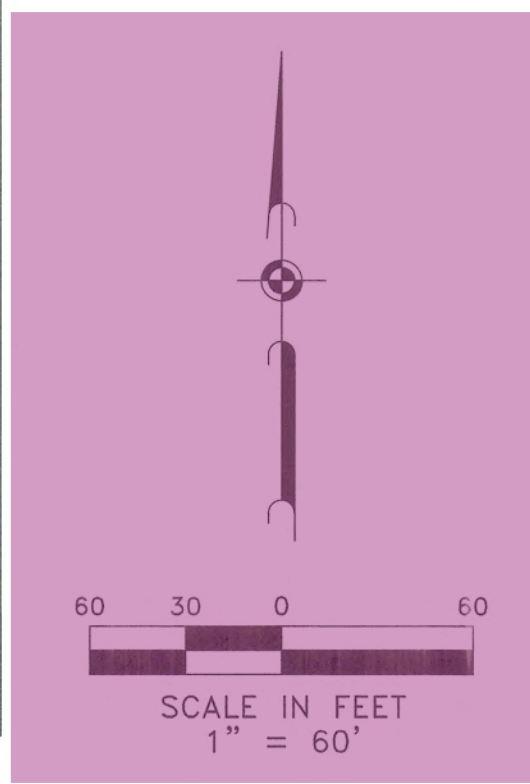


VICINITY MAP
NOT TO SCALE

FS-26-121

LINE	BEARING	DISTANCE
L1	N45°32'47"W	25.00'
L2	S45°32'47"E	79.19'
L3	N53°01'33"W	98.21'
L4	N14°28'16"E	140.00'
L5	S75°31'44"E	20.00'
L6	S14°28'16"W	140.00'
L7	N75°31'44"W	20.00'

CURVE	DELTA ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	7°28'45"	525.00'	S40°42'50"W	68.48'	68.53'

OWNER'S CERTIFICATION

STATE OF TEXAS)
COUNTY OF DENTON)

WHEREAS FORESTAR (USA) REAL ESTATE GROUP INC IS THE OWNER OF THOSE PORTIONS OF LOTS 24X AND 26X, BLOCK 49, TRAILS OF ELIZABETH CREEK, PHASE 7, AN ADDITION TO THE CITY OF FORT WORTH, DENTON COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. 2021-108, PLAT RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

LOT 24XR-1

BEING A PORTION OF LOT 24X, BLOCK 49, TRAILS OF ELIZABETH CREEK, PHASE 7, AN ADDITION TO THE CITY OF FORT WORTH, DENTON COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. 2021-108, PLAT RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" FOUND (HEREINAFTER REFERRED TO AS A "CAPPED IRON ROD FOUND") FOR THE SOUTHWEST CORNER OF SAID LOT 24X AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF GREENFORD MANOR (A 50-FOOT WIDE RIGHT-OF-WAY);

THENCE NORTH 14°28'16" EAST, WITH THE WESTERLY LINE OF SAID LOT 24X, A DISTANCE OF 140.00 FEET TO A CAPPED IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 10 OF SAID BLOCK 49 AND BEING ON THE SOUTHERLY LINE OF TRAILS OF ELIZABETH CREEK, PHASE 10, AN ADDITION TO THE CITY OF FORT WORTH, DENTON COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. 2025-396 OF SAID PLAT RECORDS;

THENCE SOUTH 75°31'44" EAST, WITH SAID SOUTHERLY LINE, A DISTANCE OF 20.00 FEET TO A CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 11, BLOCK 49;

THENCE SOUTH 14°28'16" WEST, WITH THE WESTERLY LINE OF SAID LOT 11, A DISTANCE OF 140.00 FEET TO A CAPPED IRON ROD FOUND ON SAID NORTH RIGHT-OF-WAY LINE;

THENCE NORTH 75°31'44" WEST, WITH SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 0.064 ACRES (2,800 SQ. FEET) OF LAND.

LOT 26XR-1

BEING A PORTION OF LOT 26X, BLOCK 49, TRAILS OF ELIZABETH CREEK, PHASE 7, AN ADDITION TO THE CITY OF FORT WORTH, DENTON COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. 2021-108, PLAT RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" FOUND (HEREINAFTER REFERRED TO AS A "CAPPED IRON ROD FOUND") FOR THE SOUTHERMOST SOUTHWEST CORNER OF SAID LOT 26X, SAME BEING THE NORTHWEST CORNER OF LOT 3X, BLOCK 58, TRAILS OF ELIZABETH CREEK, PHASE 8, AN ADDITION TO THE CITY OF FORT WORTH, DENTON COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. 2025-396 OF SAID PLAT RECORDS;

THENCE WITH THE NORTHWESTERLY LINE OF SAID LOT 26X, THE FOLLOWING COURSES AND DISTANCES:

NORTH 44°27'13" EAST, A DISTANCE OF 333.05 FEET TO A CAPPED IRON ROD FOUND;

NORTH 45°32'47" WEST, A DISTANCE OF 25.00 FEET TO A CAPPED IRON ROD FOUND;

NORTH 44°27'13" EAST, A DISTANCE OF 428.80 FEET TO A CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 26X, BLOCK 49, TRAILS OF ELIZABETH CREEK, PHASE 10, AN ADDITION TO THE CITY OF FORT WORTH, DENTON COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. 2025-396 OF SAID PLAT RECORDS;

THENCE SOUTH 45°32'47" EAST, WITH THE SOUTHERLY LINE OF SAID LOT 26XR, A DISTANCE OF 79.19 FEET TO A CAPPED IRON ROD FOUND ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF LEINSTER PASS (A 50-FOOT WIDE RIGHT-OF-WAY);

THENCE WITH SAID NORTHWESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 44°27'13" WEST, A DISTANCE OF 383.87 FEET TO A CAPPED IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT LEAVING A RADIUS OF 525.00 FEET AND A CHORD THAT BEARS SOUTH 40°42'50" WEST, 68.48 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 7°28'45", AN ARC-DISTANCE OF 68.53 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 38°58'27" WEST, A DISTANCE OF 297.38 FEET TO A CAPPED IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 3X, BLOCK 58;

THENCE NORTH 53°01'33" WEST, WITH THE NORTHERLY LINE OF SAID LOT 3X, A DISTANCE OF 98.21 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 1.352 ACRES (59,904 SQ. FEET) OF LAND.

OWNER'S DEDICATION

TO BE KNOWN AS:

LOTS 24XR-1 AND 26XR-1, BLOCK 49

TRAILS OF ELIZABETH CREEK

AN ADDITION TO THE CITY OF FORT WORTH, DENTON COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON.

EXECUTED THIS 30th DAY OF July, A.D. 2026.

FORESTAR (USA) REAL ESTATE GROUP INC.
A DELAWARE CORPORATION

BY:

JORDAN FRANQUERO
DEVELOPMENT DIRECTOR

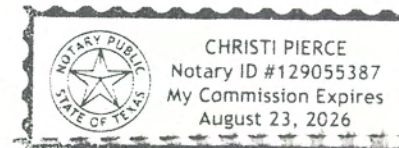
STATE OF TEXAS)
COUNTY OF TARRANT)

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JORDAN FRANQUERO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30th DAY OF July, A.D. 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 8/23/2026



SURVEYOR'S CERTIFICATE

I, AARON C. BROWN, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECT SUPERVISION, AND THAT ALL CORNERS ARE AS SHOWN.

AARON C. BROWN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 8702

DATE: JULY 29, 2026



REFERENCE CASE NUMBERS

PP-16-062

FS-26-121

LOT TABULATION

BLOCK 49	0 LOTS	2 PRIVATE OPEN SPACE LOTS
0 RESIDENTIAL LOTS		2 PRIVATE OPEN SPACE LOTS

LAND USE SUMMARY

USE	RESIDENTIAL LOTS	NONRESIDENTIAL LOTS	ACREAGE
SINGLE FAMILY			
OPEN SPACE		2	1.416
RIGHT-OF-WAY			
TOTAL			1.416

<u>LEGEND</u>	
UE	UTILITY EASEMENT
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
CIRS	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET
MFFE	MINIMUM FINISHED FLOOR ELEVATION
	STREET NAME CHANGE

FORT WORTH

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXASTHIS PLAT IS VALID ONLY IF RECORDED WITHIN
NINETY (90) DAYS AFTER DATE OF APPROVAL

Plat Approval Date: 8/04/26

Chairman
Secretary

A
FINAL PLAT
OF
TRAILS OF ELIZABETH CREEK

LOTS 24XR-1 AND 26XR-1, BLOCK 49

BEING A REPLAT OF

LOTS 24X AND 26X, BLOCK 49

TRAILS OF ELIZABETH CREEK, AN ADDITION TO THE CITY OF
FORT WORTH, DENTON COUNTY, TEXAS AS RECORDED IN
C.C.#2021-108, P.R.D.C.T.

1.416 ACRES

SITUATED IN THE
JOHN F. DAY SURVEY, ABSTRACT NO. 384
CITY OF FORT WORTH, DENTON COUNTY, TEXAS

2 PRIVATE OPEN SPACE LOTS

OWNER/DEVELOPER:

FORESTAR (USA) REAL ESTATE GROUP INC.
2221 LAMAR BLVD
SUITE 790
ARLINGTON, TEXAS 76006
PHONE (972) 702-8699

ENGINEER/SURVEYOR:

LJA Surveying, Inc.

3017 W 7TH STREET,
Suite 300
Fort Worth, Texas 76107

Phone 817.288.1900

T.B.P.E.L.S. Firm No. 10194382

JULY 2026

PHASE 7

SHEET 1 OF 1

Filed for Record
in the Official Records Of:
Denton County
On: 8/7/2026 11:12:26 AM
In the PLAT Records
A FINAL PLAT OF TRAILS OF ELIZABETH CREEK
Doc Number: 2026-284
Number of Pages: 1
Amount: \$0.00
Order#: 20260807000238
By: EV